

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, October 14, 2014
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Jim Blumreich, Joe Moore, Matt Schueller, Tom Weber

MEMBERS EXCUSED: Gary Delveaux, Vice-Chair; Melanie Parma

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Ald. Dave Nennig, Stan Ramaker, Mayor Jim Schmitt, Kim Flom, Cheryl Renier-Wigg, Kevin King, Krista Baeten, Billie Jo Horsens, Jim Mueller, Dawn Foeller

APPROVAL OF AGENDA:

Approval of the agenda for the October 14, 2014, meeting of the Redevelopment Authority.

A motion was made by J. Moore and seconded by T. Weber to approve the agenda for the October 14, 2014, meeting of the Redevelopment Authority. Motion carried.

APPROVAL OF MINUTES:

Approval of the minutes from the September 9, 2014, regular meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by T. Weber to approve the minutes from the September 9, 2014, regular meeting of the Redevelopment Authority. Motion carried.

COMMUNICATIONS:

None.

PUBLIC HEARINGS:

1. Public Hearing on HUD Section 108 Loan Guarantee for Hotel Northland.

K. Flom asked three times if there was anyone present who wished to speak on the HUD Section 108 Loan Guarantee for Hotel Northland. Being there was no one present to comment, the public hearing was closed.

OLD BUSINESS:

2. Review and approval of concept drawings and renderings for AHM - Hampton Inn.

K. Flom explained that the drawings included in the agenda packet were received from AHM as they are moving forward with carrying the franchise of the Hampton Inn. The next step in the process is to get conceptual approval from the RDA. The elevations were reviewed. K. Flom noted that they are making nice improvements to the exterior while maintaining the general structural integrity. The windows are staying the same, but the color scheme will be updated to meet the Hampton Inn's branding requirements, which will balance nicely with the KI Convention Center expansion. They are adding columns to the south (street facing) elevation as well as adding a cornice feature on the roof. The cornice feature is a huge visual aesthetic feature. They are changing the roofline of the tower feature as well as the lower one story

feature. Some of the items noted in the staff report have been resolved and staff is requesting approval of the concept plans. The color and roofline façade improvements are carried through all sides of the building to present a uniform look. The existing concrete will be stained with a color scheme as deemed appropriate by the Hampton Inn branding. It's been confirmed that there is a physical interior connection from the hotel to the convention center. Exterior lighting will be included, but in a decorative and tasteful way per City code. They are in agreement to providing more architectural lighting that enhances the building. The lighting details have not been provided yet. One item for discussion is the notion of adding a masonry style base to the building, but it is staff's understanding that Hampton Inn does not desire to do that. The architect for the Hampton Inn was present for discussion and to answer questions.

A motion was made by J. Moore and seconded by T. Weber to open the meeting for public discussion. Motion carried.

Stan Ramaker, representing CCC Construction, was present to provide further details and answer questions. He stated that the column bump out will be approximately 2 ft. The same column design will also be on the end of the building. The window frames will be painted a different color. The main entrance will remain on the east side and will be part of the convention center entrance. Signage locations were shown. The start-up date is approximately one month.

H. Maier requested information about the Hampton Inn brand. S. Ramaker stated that Hampton Inn is part of the Hilton brand, which includes Doubletree, Hampton Inn & Suites, and Hampton Inn. This location will be a Hampton Inn. It will not have a full-time restaurant, but will have a breakfast area for guests. The Hampton Inn has come up with a new prototype called "Forever Young" and this hotel will have a contemporary look throughout the building. There was discussion regarding the north elevation and it was noted that part will be blocked with the convention center.

H. Maier asked about the renovation plans for the guest rooms. S. Ramaker stated the room size will stay the same but will have all new wall coverings, carpeting, bedding, etc. The bathrooms will be reworked with the new "Forever Young" design. There will be new lighting in the corridors and drops in the ceiling to break up the length of the corridors. The work is currently out for bids.

J. Moore offered a suggestion that the lighting on the building accent the LED lighting for the garage.

T. Weber questioned if the lighting request should be part of the approval or if that will come back to the Authority. K. Flom suggested that if it meets code, the drawings could be brought back to the Authority as an informational item.

Mayor Schmitt asked for additional information about the "Forever Young" concept. S. Ramaker explained that it is the name of their new design. It is a contemporary design with modern colors for wall coverings, carpet, etc. The last time there was a design change was about 10 years ago. The number of rooms was clarified as 136.

A motion was made by J. Blumreich and seconded by T. Weber to return to regular order of business. Motion carried.

A motion was made by J. Moore and seconded by J. Blumreich to approve the conceptual drawings as presented for the AHM - Hampton Inn and to provide notification to the RDA when the exterior lighting issues are resolved. Motion carried.

NEW BUSINESS:

3. Review and action on Resolution to authorize State Trust Fund Borrowing, in the amount of \$2,500,000, for the Hotel Northland Project.

K. Flom stated that Dawn Foeller was present to answer questions, and that items 3 and 4 are follow-up items relating to the City meeting its obligations for the development agreements that have been previously approved.

D. Foeller stated the State Trust Fund Borrowing offers the most flexibility as far as the ability to refinance at a later date. The current rate is 4.25 for 20 years.

A motion was made by J. Blumreich and seconded by M. Schueller to approve the Resolution authorizing State Trust Fund Borrowing in the amount of \$2,500,000 for the Hotel Northland Project. Motion carried.

4. Review and action on Resolution to authorize State Trust Fund Borrowing, in the amount of \$2,845,903.70, for the Schreiber Foods Project.

A motion was made by T. Weber and seconded by J. Blumreich to approve the Resolution authorizing State Trust Fund Borrowing in the amount of \$2,845,903.70 for the Schreiber Foods project. Motion carried.

5. Request to purchase 1141 Chicago Street, 1145 Chicago Street, and 501-507 S. Maple Avenue using CDBG Impact Funds.

C. Renier-Wigg stated that staff has been working on the 1100 block of Chicago Street and provided an overview of the properties on the block.

1141 Chicago – It is a rather old blighted duplex that is negatively impacting the aesthetics of the neighborhood. They have an accepted purchase price of \$79,000. The planned end use at this time would be demolition and a new single family home build. Once the tenants are relocated and the property is vacant, staff would look at the feasibility of a gut rehab to return to a single family.

1145 Chicago – It is a two-family next door to 1141 Chicago with a shared driveway. The property is negatively impacting the aesthetics of the neighborhood. They have an accepted purchase price of \$45,000. The planned end use would be demolition and a new single family home build.

Two private developers have expressed interest in constructing in-fill housing. A nearby church has also expressed interest in purchasing a lot to build a structure.

501-507 S. Maple – It is a four-unit rental property that has been problematic and has had numerous code violations and police calls. The owner of the property lost the property to foreclosure and it is now owned by PCM Credit Union. It is currently vacant. The credit union offered the property for \$40,000 and they may have a buyer interested in rehabbing it. The site has parking issues and with all the code violations, staff feels it will be difficult to sell the property. The property is located adjacent to railroad tracks on one side and a Green Bay Housing Authority (GBHA) property to the south. The GBHA would be interested in the land to increase the size of the yard of their property. The credit union is considering the staff offer of \$15,000 and staff would like authorization to purchase and donate the land to the GBHA.

A motion was made by J. Blumreich and seconded by M. Schueller to purchase 1141 Chicago Street for \$79,000, 1145 Chicago Street for \$45,000, and 501-507 S. Maple Avenue for \$15,000 using CDBG Impact funds. Motion carried.

6. Discussion on development opportunity for 321-325 N. Broadway (Parcels 5-586 and 5-587).

K. Flom stated that the RDA, at a recent meeting, discussed the parcel at the corner of Kellogg and Chestnut and the RDA authorized discussions with DeLeers Construction about development at that site. Discussions are continuing, but they are not ready to approach the RDA with a plan. DeLeers has also expressed interest in 321-325 N. Broadway. These parcels had a purchase option that expired in August 2014. The parcels are directly across the street from the Titletown Brewery expansion and in a great redevelopment area. DeLeers has interest in doing a development plan that would be residential in nature. Staff is looking for direction from the RDA on whether to work directly with DeLeers or, based on the interest, possibly consider an RFP. DeLeers has preliminary plans and anticipates being ready to present something to the RDA in November.

J. Moore suggested that the RDA should see what DeLeers comes forward with before considering an RFP process. T. Weber agreed but recommended setting a timeframe for them to move forward. C. Naumann noted that prior to the purchase option on the parcels, the neighboring property owner was seriously looking at the parcels and might not be aware that the purchase option has expired. It was the consensus to send a letter to the neighboring property to notify them that the purchase option has expired and to invite DeLeers Construction to present their plan to the RDA in November.

K. Flom provided an update regarding development by Jeffrey Knutson at 409 N. Broadway. Staff is waiting for the plans to be more refined before bringing to the RDA.

A motion was made by J. Moore and seconded by T. Weber to invite DeLeers Construction to present their plan to the RDA at the November meeting and to communicate with the neighboring property owner to inform them that the purchase option has expired. Motion carried.

7. Request to accept donation of 913 N. Irwin Avenue.

C. Renier-Wigg stated that the parcel is located adjacent to an alley with a free standing garage on the site and no driveway access to the street. The owner has attempted to sell the property for a number of years with no success. He would like to donate the property to the RDA. The property is located in a flood plain. Staff would like to accept this donation and use the garage for City storage purposes or for storage for the Olde North community garden.

A motion was made by J. Blumreich and seconded by J. Moore to accept the donation of 913 N. Irwin Avenue. Motion carried.

BILLS:

8. Acceptance of financial report and check register as provided.

A motion was made by T. Weber and seconded by J. Moore to approve the financial report and check register as provided. Motion carried.

INFORMATIONAL:

9. Director's Report and Project Updates.

The following updates were provided:

- The Metreau footing and foundation permit is ready and waiting to be picked up. Final design issues are being worked on, but the property has closed and the permit is ready to go.
- The KI Convention Center expansion is on schedule. More information will be provided next month related to the way finding and technology in the convention center.
- A special meeting is needed on Tuesday, October 28, 2014, at 1:30 p.m. regarding the Five Year Consolidated Plan and Annual Action Plan, as well as an additional undisclosed item.
- C. Renier-Wigg stated that only one bid came in for the Dousman Street project. The bid was considerably higher than the funds available. Due to the time of the year, the contract will not be awarded and will go out for bids again in spring.
- J. Moore commended Chris Naumann and Attorney Jim Mueller on the Titledown grand opening event.